

Thursday, February 11, 2016

The following action minutes are listed as they were acted upon by the Planning Commission and as listed on the agenda for the Regular Meeting of 9:00 AM, together with the maps and staff reports attached thereto and incorporated therein by reference.

Hearings are advertised for 9:00 a.m. Hearings generally proceed in the order listed, unless changed by the Planning Commission at the meeting.

ROLL CALL:

PRESENT: Jim Irving; Kenneth Topping; Eric Meyer; James Harrison; and Don Campbell

ABSENT: None

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8. A request by DANA MERRILL OF POMAR JUNCTION WINERY for a Conditional Use Permit to allow the phased expansion of the existing winery operations. Phase I consists of the conversion of two shop buildings of 2,700 square feet (sf) each to barrel storage and construction of an expanded wastewater treatment facility. Phase II consists of the construction of a 10,440-sf processing facility. The project is also requesting an expanded special event program to allow 25 events with up to 200 people per year and a modification to the winery noise ordinance to allow outdoor amplified music past 5 pm. The proposed project will result in the disturbance of approximately 60,000 sf on a 121 acre site. The proposed project is within the Agriculture land use category and is located at 5036 South El Pomar Road, approximately 7 miles east of the community of Templeton. The site is in the El Pomar-Estrella Sub area of the North County Planning Area.

County File Number: DRC2014-00004

Assessor Parcel Number: 033-291-048

Supervisory District: 5

Date Accepted: October 23, 2014

Brandi Cummings

Recommendation: approval

Commissioners: disclose their ex-parte contacts.

Brandi Cummings, Project Manager: presents staff report via a Power Point presentation.

Commissioners: begin deliberating proposal.

Whitney McDonald, County Counsel: discusses the current draft ordinance regarding the Vacation rentals being updated in terms of its relationship with the Williamson Act.

Terry Wahler, staff: discusses Williamson Act Rules of procedure which implement ☐

Jamie Kirk, agent: presents a Power Point presentation on proposal.

Commissioners: begin questioning the agent.

Don Campbell: opens PUblic Comment Paul Hoover: speaks.

Jim Irving: is not in support of amplified music until 10 pm and suggest 9:00 PM, and no events at the vacation rental.

Eric Meyer: agrees to suggested hours. Suggests limitation of the number of people who use the vacation rental to six at a time, or add a condition stating no events are to be associated with the vacation rental.

Ken Topping: asks fellow Commissioners to consider compromise to end time of 9:30 PM and 2 events per month.

Jim Harrison: is in agreement

Brandi Cummings, Project Manager: makes edits to the conditions shown on the overhead screen, and reads them into the record.

Commissioners and Staff: discuss the pending Vacation Renal ordinance in terms of Williamson Act compatibility, and consistency.

Thereafter on **Motion by:** Jim Irving, **Second by:** Ken Topping, and on the following vote:

COMISSIONERS:	AYES:	NOES:	ABSTAIN:	RECUSE:
Harrison, James	x			
Irving, Jim	x			
Campbell, Don	x			
Meyer, Eric	x			
Topping, Ken	x			

The Commission adopts the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq, and approves Conditional Use Permit DRC2014-00004 based on the findings listed in Exhibit A, adding new Finding H. to read: H. The proposed project will re-affirm the approval for the conversion of two 2,700 square-foot buildings to agricultural processing uses, extend the time frame for previously approved agricultural processing uses, and allow a limited increase to the existing special event program. The uses will be contained within the existing development envelop and will not result in the conversion of lands in production agriculture. The primary use on-site will be the processing of on and off-site grapes into wine. Agricultural processing uses, including special events, are allowed as 'agricultural and compatible uses' by Table 2 of the San Luis Obispo County Rules of Procedure to Implement the Land Conservation Act of 1965. The project will not compromise the long current of foreseeable agricultural operations on the property. The project will not result in the significant removal of on-site or off-site agricultural uses. Therefore, the project complies with the intent of the Laird Bill, as the

primary use is, and will remain agriculture.”; and subject to the conditions listed in Exhibit B, Changing condition 1. A. Phase 1, to indicate being vested by the year 2021; Changing condition 1. B. Phase 2 to indicate being vested by year 2026; Changing condition 2. To read: “2. This approval authorizes two special events per month for no more than 200 attendees in addition to wine industry wide events. Amplified music between the hours of 10:00 a.m. and 9:30 p.m. is permitted and subject to Conditions 4-49. Maximum noise levels shall not exceed 65 dB as measured at the property line. No events shall be located at or associated with the vacation rental; Delete condition 48 and re-number conditions; Add conditions 58 to read: 58. The applicants shall comply with the Memorandum Regarding Water Offset Calculation (Wallace Group, July 7, 2014) recommendations for special events regarding use of temporary toilets and catering of meals. If applicant chooses to utilize permanent toilets and/or cook on-site for events, new water offset calculations shall be required”; Adopted

Respectfully submitted,
Ramona Hedges, Secretary
San Luis Obispo County Planning Commission